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Welcome

**Welcome to the marketing Campaign for 26-28 Dawson Highway, Biloela
QLD 4715**

**I am the selling agent and if you have any queries please do not hesitate to
contact me**

Ross Munroe

"We Put You First"

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Property Details

26-28 Dawson Highway, Biloela QLD 4715

OFFERS ABOVE \$900,000.

INCOME \$86,664.54 + GST PER YEAR



Astute investors are always seeking properties in a high-profile area and with number 26-28 Dawson Highway Biloela you can invest with confidence when considering the high volume of drive by traffic, proximity to the town center and quality tenants.



Located adjacent to Food works the buildings consist of a two-story rock block brick building providing

space for Retail businesses on the lower level, a dance academy business on the upper level and a 4 bedroom residence.



Separate to the main building is a massive Colourbond shed approximately 800 M2 under roof with steel construction and concrete floor.



Opportunity to achieve a higher return is available with the middle shop currently vacant previously rented at \$2,200/month.



This premises currently consists of :

26 Dawson Highway, Biloela - Residential

Tenant - Vacant

Rent -

LED -

Shop 1U-26 Dawson Highway, Biloela - Commercial

Tenant - Vacant

Rent -

LED -

Rent Increase -

Shop 1-26 Dawson Highway, Biloela - Commercial

Tenant -Aspire Fitness & Nutrition

RENT - \$2,200.00/ Month INC GST

LED - September 2026

Rent Increase - 3% Annually

5-26 Dawson Highway, Biloela - Commercial

Tenant - Callide Valley Motors

RENT - \$2,029.28/Month INC GST

LED - 31/10/2024

Rent Increase - CPI Method

28 Dawson Highway, Biloela – Commercial

Tenant - Active Motorcycles

RENT - \$3,715.03 /Month INC GST

LED – 21/06/2025

Rent Increase - NIL

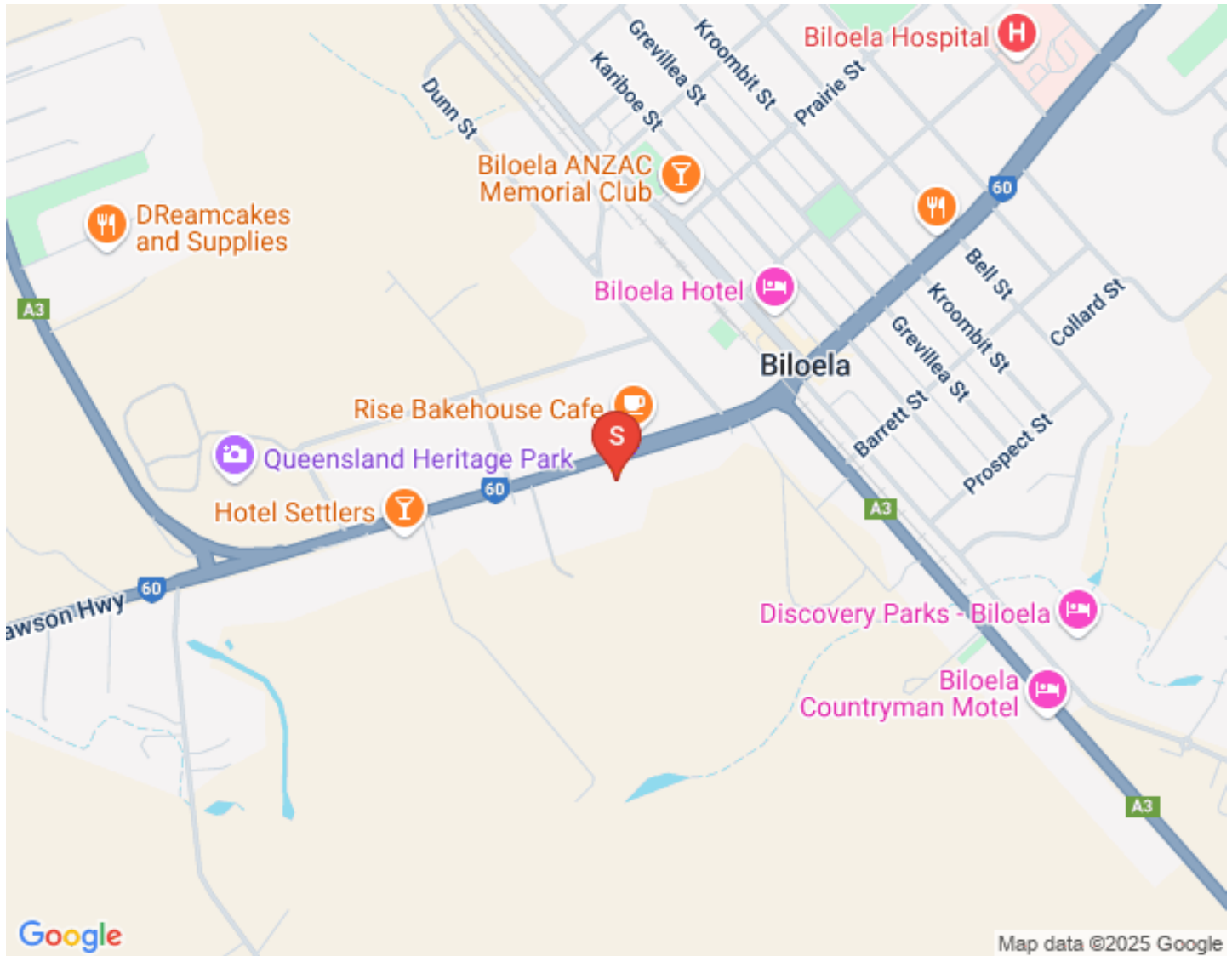
Rates

Rates are currently \$5683.00 for 6 months

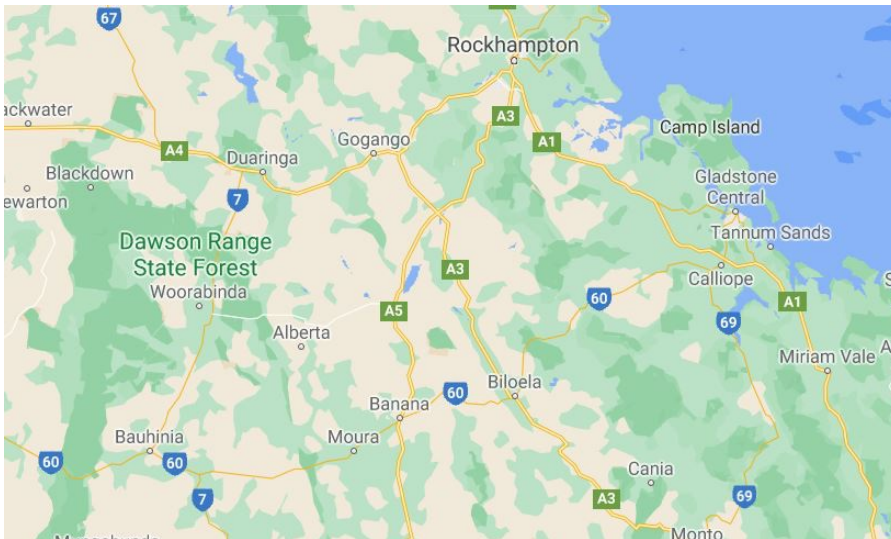
Insurance is currently \$6000 per year

Google Map - Property Location

Map



About Biloela



Biloela is situated in Central Queensland, Australia. It is 1h15min drive from Gladstone and 1h30min drive from Rockhampton. Biloela can boast low unemployment and a high income per capita due to the strength of local industries including Teys Brothers Export Meatworks, CS Energy Power Station and Callide Coal Fields. Located in the Callide Valley, we are surrounded by some of the best farming country in Queensland.

It has rail and road links to both of these cities and is serviced by the Leichhardt, Dawson and Burnett Highways. Direct flights to the Shire from Brisbane arrive at Thangool Aerodrome, a 10min drive from Biloela.